



AGENDA OF THE SPRINGFIELD PLANNING COMMISSION

SPRINGFIELD CITY HALL * JESSE MAINE ROOM * 225 FIFTH STREET * 541 726-3710

May 18, 2010
7:00 P.M.

REGULAR SESSION

1. PLEDGE OF ALLEGIANCE –
2. APPROVAL OF MINUTES – December 15, 2009 Regular Session
3. BUSINESS FROM THE AUDIENCE –
4. QUASI-JUDICIAL PUBLIC HEARING –

- a. **APPLICATION:** Zone Change for approximately .54 acres
APPLICANT(S) NAME: Bruno Gartner
CASE NUMBER: ZON2010-00004
PROJECT SITE: 6444 Main Street (Map 17-02-34-42, Tax Lot 4301)
PROJECT PROPOSAL: This is a city sponsored Zoning Map Amendment to resolve a conflict between the Metro Plan Diagram designation and the zoning of this property. The Property is zoned Low Density Residential (LDR). The Metro Plan designation for the property is Medium Density Residential (MDR). The single tax lot includes a single-family home and a duplex. These structures were built in 1947 and 1941 respectively, before the development and implementation of the Metro Plan. The applicant is requesting zone change from LDR to MDR to be in compliance with the Metro Plan Diagram,
PLANNER: Mark Metzger
- b. **APPLICATION:** Zone Change for approximately 2.50 acres
APPLICANT(S) NAME: Steve Wilhelm, Brownfields Land & Development
CASE NUMBER: ZON2010-00003
PROJECT SITE: 945 28th Street (Map 17-02-31-00, Tax Lot 1000; 1100; 1101; and 17-02-31-22 Tax Lot 2300)
PROJECT PROPOSAL: This is a city sponsored Zoning Map Amendment to correct a conflict between the Metro Plan and the zoning district. This property contains three vacant structures. The Metro Plan designates this area as Heavy Industrial, but the property is zoned Light Medium Industrial (LMI). There is no Refinement Plan for this area. According to the applicant, this zone change will make the property more marketable and easier to sell.
PLANNER: Steve Hopkins

The meeting location is wheelchair-accessible. For the hearing-impaired, an interpreter can be provided with 48 hours notice prior to the meeting. For meetings in the Council Meeting Room, a "Personal PA Receiver" for the hearing-impaired is available. To arrange for these services, phone 726-2700.

CONDUCT OF QUASI-JUDICIAL PUBLIC HEARING BEFORE THE PLANNING COMMISSION

- Staff will explain procedural requirements mandated by State Law
- Commencement of the hearing
- Declaration of conflict of interest or “ex-parte” contact
- Staff report
- Testimony from the applicant
- Testimony of those in support
- Testimony of those in opposition\Questions from the Commission
- Summation by the Staff
- Rebuttal from the applicant
- Close of the public hearing / or extend the written record
- Planning Commission discussion (possible questions to staff or public)
- Motion to recommend approval or approval with conditions or denial of the request based on staff report and/or oral/written testimony
- Recommendation signed by Chair incorporating findings and reasoning to support decision

5. BUSINESS FROM THE DEVELOPMENT SERVICES DIRECTOR

6. REPORT OF COUNCIL ACTION

7. BUSINESS FROM THE COMMISSION

8. ADJOURN REGULAR

PLANNING COMMISSIONERS

Frank Cross, Chair
Johnny Kirschenmann, Vice Chair
Lee Beyer
Eric Smith
Sheri Moore
Steve Moe
Sean VanGordon

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